

# **\$279,900 - 404 320 Ambleside Link Link, Edmonton**

MLS® #E4430037

**\$279,900**

2 Bedroom, 2.00 Bathroom, 872 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Top Floor, 2 bed 2 Bath Modern Open Concept Unit in L'Attitude. Studios. Located in the sought after SW community Ambleside. 2 Titled Parking Stalls (1 Heated Underground with Storage Cage and 1 Surface Stall with plugin). 9 Foot Ceilings. Kitchen with Stainless Steel Appliances, Pantry and Large Island overlooking the Dining and Living Room. Built-in Tech/Office Space. Primary with walk-through closet, 3 pce en-suite and developer built-in AC vent. Second Bedroom with walk-through closet and private access to main 4 pce bath. Granite countertops throughout. Spacious west facing balcony. Gas BBQ hookup. Insuite Laundry. Fantastic Building amenities include a fully equipped Gym, Social Room with Pool Table and Kitchenette and a Private Guest Suite. Well Run Professionally Managed Building. Close to all major amenities, shopping, schools, public transportation, the Henday and more. Perfect for Professionals, Investors and small Families!

Built in 2014

## **Essential Information**

MLS® # E4430037

Price \$279,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	872
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	404 320 Ambleside Link Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2Z9

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Exercise Room, Guest Suite, Parking-Visitor, Party Room, Secured Parking, See Remarks, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Heated, Parkade, Stall, Underground, See Remarks

### Interior

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	See Remarks
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 10th, 2025
Days on Market	11
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$492

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 21st, 2025 at 2:02am MDT